

Ordinance No. 2832  
**CITY OF CONCORD**

---

*In the year of our Lord two thousand and eleven*

**AN ORDINANCE** amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-4, Development Design Standards.

**The City of Concord ordains as follows:**

**SECTION I:** Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-4, Development Design Standards, Section 28-4-5 Development of Attached and Multi-family Dwellings, by deleting the existing Section 28-4-5(m), Access, in its entirety and replacing it with a new Section 28-4-5(m), as follows:

*(m) Access. Where access to a site for a development of attached or multi-family dwellings is not directly from an arterial or collector street, the following standards shall be observed in providing access over local streets:*

- (1) access and egress shall be provided from more than one local street where deemed necessary by the Planning Board;*
- (2) where local streets are used for access, the traffic service volume of local streets, which is defined in the Master Plan as fifteen hundred (1500) vehicles per day, shall not be exceeded by the traffic projected to be generated from the development of attached or multi-family dwellings;*
- (3) traffic calming measures shall be provided as deemed necessary by the Planning Board on local streets used for such access;*
- (4) safety measures for pedestrians, bicycles, and vehicles shall be implemented as deemed necessary by the Planning Board on local streets used for such access, including but not limited to installation of curbing and sidewalks, widening of the traveled way, dedication of right-of-way, elimination of substandard road conditions, and improvements to sight distances;*
- (5) opportunities for connectivity from the development site to existing or future streets shall be constructed or dedicated as determined by the Planning Board; and*
- (6) intersection improvements shall be made on local streets used for such access and at the intersections of those local streets with collector or arterial streets, as deemed necessary by the Planning Board.*

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**AN ORDINANCE** amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-4, Development Design Standards.

**SECTION II:** Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance; Article 28-4, Development Design Standards, Section 28-4-8, Planned Unit Developments, by adding a new Section 28-4-8(n), as follows:

*(n) Access. Where access to a site for a Planned Unit Development is not directly from an arterial or collector street, the following standards shall be observed in providing access over local streets:*

- (1) access and egress shall be provided from more than one local street where deemed necessary by the Planning Board;*
- (2) where local streets are used for access, the traffic service volume of local streets, which is defined in the Master Plan as fifteen hundred (1500) vehicles per day, shall not be exceeded by traffic projected to be generated from the development of attached or multi-family dwellings;*
- (3) traffic calming measures shall be provided as deemed necessary by the Planning Board on local streets used for such access;*
- (4) safety measures for pedestrians, bicycles, and vehicles shall be implemented as deemed necessary by the Planning Board on local streets used for such access, including but not limited to installation of curbing and sidewalks, widening of the traveled way, dedication of right-of-way, elimination of substandard road conditions, and improvements to sight distances;*
- (5) opportunities for connectivity from the development site to existing or future streets shall be constructed or dedicated as determined by the Planning Board; and*
- (6) intersection improvements shall be made on local streets used for such access and at the intersections of those local streets with collector or arterial streets, as deemed necessary by the Planning Board.*

**SECTION III:** This Ordinance shall take effect upon its passage.

*In City Council  
July 11, 2011  
Passed*